

**City of Tillamook Planning Commission Minutes  
December 4, 2008**

**I. CALL TO ORDER:**

**Vice- Chairperson Harrison** called the meeting to order at 7:05 pm.

**Commission Members Present:**

Jan Stewart, Chairperson  
Howard Harrison  
Tamra Jacobs  
Ray Jacobs

**Commission Members Absent:**

Nick Hahn (unexcused)  
Rob Huston (excused)

**Staff Present:**

David Mattison, City Planner

**II. HEARINGS OF CITIZENS AND DELEGATIONS: NONE**

**III. APPROVAL OF PLANNING COMMISSION HEARING MINUTES  
FROM NOVEMBER 6, 2008**

**Chairperson Stewart** moved to approve the minutes of November 6, 2008 as presented. Motion seconded by **Commission Member R. Jacobs**. Motion passed unanimously in favor (**Commission Member T. Jacobs** abstained).

**IV. PUBLIC HEARINGS:**

**1) Review of and Revisions to Conditional Use Permit #CU-07-01 and Site Plan Review #SP-07-03, Bank of Astoria at Map #T1S R10W 25AD Tax Lot 9500, within the T-C Zone inside the City Limits and Urban Growth Boundary regarding alteration and elimination of the location of one of the street trees as required by the Final Findings and Conclusion, of the Final Findings and conclusions approved at the April 5, 2007 hearing.**

**Vice-Chairperson Harrison** read the hearing disclosure statement into the record, asking if any of the commissioners had ex-parte contact, conflicts of interest or bias. There were no ex-parte contacts, conflicts of interest or bias stated. There were no challenges from the audience.

**City Planner** summarized the findings with and reasons for the requested amendment to the site plan.

**Vice-Chairperson Harrison** asked if there were any questions for staff.

**Commission Member T. Jacobs** asked if she could present some concerns she had with the bank entrance.

**City Planner** stated that unfortunately that was not part of the amendment to the Site Plan.

**Vice Chairperson Harrison** asked if there were any further questions for staff. There were none.

**Vice Chairperson Harrison** asked if there were any questions of the applicant.

**Commission Member R. Jacobs** asked if there were any options or choices for places to relocate the Street Tree like the Eagles' property to the north.

**Applicant:**

**B.Z. Zenczak, 4545 South Union Avenue, Suite 200, Tacoma, Washington, 98409,** stated that there was no room left adjacent to the subject property on Stillwell and that the Eagles declined the offer to have a street tree planted adjacent to their property, as they had recently poured new concrete.

**Vice Chairperson Harrison** asked if there was additional support for or against the application. There was none. He then asked if there was any neutral testimony. There was none. **Vice Chairperson Harrison** then closed the public hearing.

The Commission then discussed the street tree requirements and the proposal to remove the street tree from the plan.

**Commission Member T. Jacobs** concluded that it appeared pretty cut and dry.

**Chairperson Stewart** moved that **Conditional Use Permit CU-07-01 and Site Plan Review SP-07-03** be approved in accordance with staff findings including the changes to the number of street trees on Stillwell Avenue, and based on these findings the applicant has met the typical criteria. **Commission Member T. Jacobs** seconded the motion.

The vote was as follows:

**Commission Member R. Jacobs:** aye

**Chairperson Stewart:** aye

**Vice-Chairperson Harrison:** aye

**Commission Member T. Jacobs:** aye

There being a four (4) aye votes, the motion carried. Vice-Chairperson Harrison advised of the ten-day appeal of decision from the date of this hearing.

**V. ITEMS OF HIGH PUBLIC INTEREST: NONE**

**VI. ITEMS OF COMMISSION CONCERN:**

**Commission Member T. Jacobs** asked if there was anyone interested in the Planning Commission vacancy.

**City Planner** responded that the City had received one application and they were located out of town.

**Chairperson Stewart** stated that she was out-of-town and a long time ago expressed an interest in being annexed into town because there is a huge sewer line running by there.

Further discussion followed.

**Commission Member R. Jacobs** asked if a building permit was needed for fences.

**City Planner** responded that if a back yard fence is over six feet high then it needs a permit.

**Commission Member T. Jacobs** presented her concern with the increase in graffiti.

**Chairperson Stewart** agreed that graffiti was increasing especially around the Peace Park.

**Chairperson Stewart** said she has received complaints recently about the city's sidewalks.

**Commission Member T. Jacobs** asked if there was anything was going on at the Odd Fellows Building, and why it hadn't been presented to the Planning Commission.

**Commission Member R. Jacobs** stated that the improvements didn't need to go before the Planning Commission.

**Commission Member T. Jacobs** asked why commercial water bills were so high.

**Commission Member R. Jacobs** stated that they just are.

**Commission Member T. Jacobs** asked about the fill at Makinster and 101..

Further discussion followed on flood issues.

## **VII. ANNOUNCEMENTS:**

**City Planner** let the Planning Commission know that archived planning commission training sessions are still online. He also let the Planning Commission know that the Volunteer Lunch was quickly approaching and asked which members would be able to attend.

**Chairperson Stewart** and **Commission Member R. Jacobs** stated that they would be there.

**Vice Chairperson Harrison** stated that he had already RSVP'd Bernie and would be there.

## **VIII. ADJOURNMENT OF PUBLIC HEARING:**

There being no further business, the meeting was adjourned at 7:35 pm.

Submitted by,  
David Mattison, City Planner

Approval Acknowledged by:

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Howard Harrison, City Planning Commission Vice-Chair

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Date